

# TO LET

# TSR

TOWLER SHAW ROBERTS

## MODERN SINGLE STOREY OFFICE / D1 BUILDING WITH ON SITE CAR PARKING



**UNIT 1 RADBROOK  
PROFESSIONAL CENTRE  
SHREWSBURY  
SHROPSHIRE  
SY3 6DU**

- Attractive single storey, semi-detached office/D1 building extending to approx. 1,063 sqft (98.75 sqm)
- Well-appointed and versatile accommodation throughout with shared car parking facilities.
- Occupying a prominent position, forming part of the exclusive Radbrook Professional Centre with ample staff and visitor car parking.
- Convenient location, close to a variety of local amenities within a highly sought after residential area of Shrewsbury.
- Available on a new Lease. **Rent: £13,250 per annum exclusive.**

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

Located within the District Centre of Radbrook, the property forms part of the exclusive Radbrook Professional Centre within this ever popular residential area of Shrewsbury.

Radbrook is positioned to the South West of the Town Centre, having good access to all local amenities. The property is located close to both Radbrook House Assisted living scheme and Radbrook Residential Home with nearby offices and medical/holistic facilities including, Radbrook Dental Practice, the Natural Health Centre and Lifestyle Fitness physiotherapy, the Co-Operative supermarket, Radbrook Day Nursery and Radbrook Doctors Surgery.

## Description

Forming part of the exclusive Radbrook Professional Centre, this modern, semi-detached single storey office building provides spacious accommodation extending to approximately 1,063 sqft (98.75 sqm.). The premises are fitted to a high specification partitioned internally to provide a range of individual and flexible office/treatment rooms having the benefit of carpeted/laminate flooring, fluorescent strip lighting and newly fitted electric storage heating units together with WC and kitchenette facilities.

Externally the property boasts shared staff and visitor car parking located to the front of the premises.

## Accommodation

	SQFT	SQM
Comprising reception/general office, training / board room, internal lobby / storage area, staff kitchen, and 3 further office/treatment rooms.	1,063	98.75

## Tenure

The premises are available To Let on a new lease for a term of three years, or multiples thereof subject to three yearly upward only rent reviews, on a Tenant's full repairing and insuring basis.

## Rent

**£13,250** per annum exclusive payable quarterly in advance.

\*Service charge is payable separately

## Business Rates

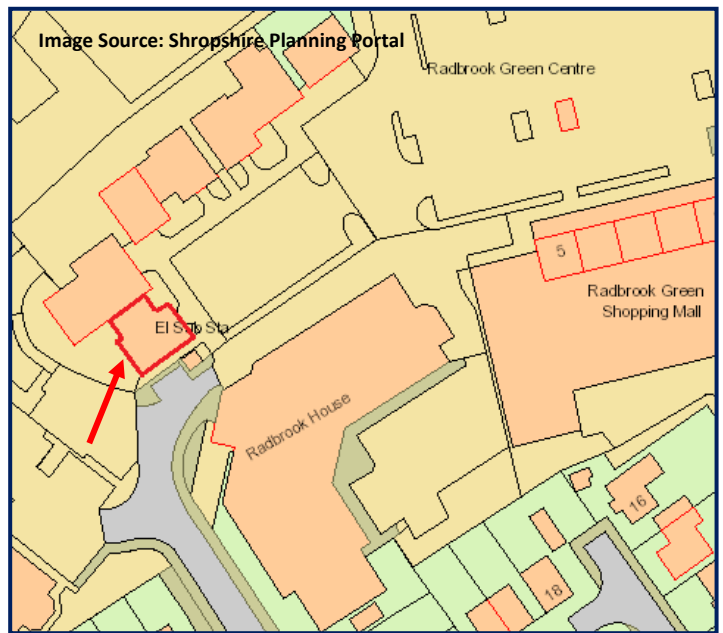
At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Surgery and premises  
Rateable Value - £7,200

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

## Energy Performance Rating

Energy Performance Asset Rating: E - 122



For Reference purpose only

Scale: Not to Scale

## Services (Not Checked or Tested)

We are advised that mains water, electricity and drainage services are connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

## Planning

It is understood that the property has consent for use within Classes A2 (Financial & Professional Services) and D1 (Non-residential Institutions) of the Town & County Planning (Use Classes) Order 1987. Interested parties are recommended to make their own enquiries to the Local Planning Authority regarding their intended use.

## Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND Tel: 0345 678 9000.

## Legal Costs

Each party will be responsible for their own legal costs in respect of the transaction.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Landlord has elected to charge VAT on the property.

## Viewing

Strictly by prior appointment with the Sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

November 2019

## TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA  
Tel: 01743 243900 Fax: 01743 243999

Also at

## Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE  
Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA  
Tel: 01902 421216 Fax: 01902 426234

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## Consumer Protection from Unfair Trading Regulations 2008

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